

## REQUEST FOR COUNCIL ACTION

MEETING

DATE: 11-03-03

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AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-5</b>
ITEM DESCRIPTION: Amendment to General Development Plan #140 known as Fairway Ridge by Silvercrest Properties. The Applicant is proposing to amend the approved GDP by changing the type of uses on the property. The current approved plan identifies two apartment buildings on the property. The proposed amendment is to develop only one apartment building and 20 townhome dwellings on the property. The property is located along the east side of West Circle Drive, south of Country Club Road (County Road 34) and north of the FoxCroft Development.		PREPARED BY: Theresa Fogarty, Planner

October 29, 2003

### City Planning and Zoning Commission Recommendation:

On October 8, 2003, the City Planning and Zoning Commission reviewed the Amendment to General Development Plan #140.

The Commission reviewed this proposal according to the criteria listed in Paragraph 61.215 of the Zoning Ordinance and Land Development Manual.

**Ms. Petersson moved to recommend approval of Amendment to General Development Plan #140 known as Fairway Ridge by Silvercrest Properties with the staff-recommended findings and conditions. Ms. Rivas seconded the motion. The motion carried 7-0.**

### Conditions:

#### **1. At the time of platting:**

- a. Dedication of Controlled Access shall be required along the entire frontage of West Circle Drive.**
  - b. The proposed pond shall be platted as a separate Outlot and the Owner shall execute an Ownership & Maintenance Agreement for the pond prior to development and/or Final Plat submittal.**
  - c. Specific routing and extension of utilities to serve the property will be addressed through the platting process and review. Additional utility easements shall be needed for electrical distribution facilities.**
  - d. The official designation of all public and/or private roadways must have approval of the GID/E911 Addressing Staff.**
  - e. Hydric soils exist on the property. The property owner is responsible for identifying wetlands on the property and submitting the information as part of the platting process.**
- 2. Grading and Drainage Plan approval is required prior to development, and a Storm Water Management charge shall apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for areas of the Property that do not drain to a privately constructed detention facility that has been approved by the City to serve this Property.**
  - 3. Pedestrian Facilities are required at the Owner's expense along the entire frontage of the property abutting West Circle Drive. Specific obligations are addressed in the Development Agreement.**
  - 4. Dedication of parkland shall be met via: cash in lieu of land, as recommended by the City Park & Recreation Department in the attached memo, dated September 15, 2003.**

**COUNCIL ACTION:** Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to:

5. *Supplementary Address Signage and the incurred costs may be required to eliminate complicated or confusing addressing situations. The signage must be coordinated with the GIS/E911 Addressing Staff in cooperation with the Rochester Fire Department. If supplementary address signage will be determined at the time of address review.*
6. *Any conditions of approval, which previously applied to approval of this GDP, still apply to the GDP.*

**Planning Staff Recommendation:**

See attached staff report dated October 2, 2003.

**Council Action Needed:**

1. The Council may approve, approve with conditions, or deny the general development plan. The Council must make findings based on the criteria listed in Paragraph 61.215.
2. If the Council wishes to proceed with the general development plan as proposed, it should instruct the City Attorney to prepare a resolution for Council approval.

**Attachments:**

1. Staff Report dated October 2, 2003.
2. Minutes of October 8, 2003 CPZC Meeting

**Distribution:**

1. City Clerk
2. City Administrator
3. City Attorney
4. Planning Department File
5. Applicant: This item will be considered some time after 7:00 p.m. on Monday, November 3, 2003 in the Council / Board Chambers in the Government Center at 151 4th Street SE.
6. McGhie & Betts, Inc.



**GDP #140**  
**Fairway Ridge**  
**1,450' Notification Distance**  
**Ward 2 Marcoux**  
**09/12/03**

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Mr. Burke entered the meeting.

Mr. Staver stated that they have to look at the technical merits of the application. The business seems to meet all of the provisions of the Ordinance.

Ms. Rivas stated that the operation of the proposed use would be detrimental to the neighborhood and the landscaping doesn't adequately protect the adjacent property.

Mr. Staver stated that there are other businesses (i.e. Mc. Murphy's) that have the same character, which compliment the area.

Ms. Rivas stated that, if it was an upscale bar business, it would be more appropriate. A single story bar doesn't fit with the area.

Ms. Petersson stated that a regular eating establishment would be more appropriate.

Mr. Staver moved to approve Type II Conditional Use Permit #03-48 by Brad Button with the staff-recommended findings and conditions. Mr. Dockter seconded the motion. The motion carried 5-2, with Ms. Rivas and Ms. Petersson voting nay.

**CONDITIONS:**

1. Separate Grading and Drainage Plan approval is required. Storm Water must drain to the existing privately constructed detention facilities serving the Northview Subdivision.
2. The building must install a pressure-reducing device near the domestic water meter as required by the Minnesota Plumbing Code.
3. The water service to the building must be minimally sized as a 1 ½" copper line. The line can be connected to the existing 8" water service that is stubbed out to the property and the existing 8" plug must be retained properly to the plug.
4. The execution of a City-Owner Contract shall be required if the extension of public watermain and/or additional hydrant(s) is required for development of this lot.
5. All parking areas shall consist of dust free all weather surface.

**Amendment to General Development Plan #140 known as Fairway Ridge by Silvercrest Properties. The Applicant is proposing to amend the approved GDP by changing the type of uses on the property. The current approved plan identifies two apartment buildings on the property. The proposed amendment is to develop only one apartment building and 20 townhome dwellings on the property. The property is located along the east side of West Circle Drive, south of Country Club Road (County Road 34) and north of the Foxcroft Development.**

Mr. Brent Svenby presented the staff report, dated October 2, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Ms. Rivas asked if there was a provision with regard to storm ponds being required to have undulating surface features.

Mr. Svenby responded that it is part of a mining operation permit, which this isn't.

The applicant's representative, Josh Johnson, of McGhie & Betts, Inc. (1648 Third Avenue SE, Rochester MN 55904), addressed the Commission. He stated that it is a coop for senior homes. They have approved grading plans and a development agreement. The final plat would be going to the City Council on October 20, 2003. Also, the applicant is in agreement with the staff-recommended conditions.

With no one else wishing to be heard, Mr. Quinn closed the public hearing.

Ms. Petersson moved to recommend approval of Amendment to General Development Plan #140 known as Fairway Ridge by Silvercrest Properties with the staff-recommended findings and conditions. Ms. Rivas seconded the motion. The motion carried 7-0.

**CONDITIONS:**

1. At the time of platting:
  - a. Dedication of Controlled Access shall be required along the entire frontage of West Circle Drive.
  - b. The proposed pond shall be platted as a separate Outlot and the Owner shall execute an Ownership & Maintenance Agreement for the pond prior to development and/or Final Plat submittal.
  - c. Specific routing and extension of utilities to serve the property will be addressed through the platting process and review. Additional utility easements shall be needed for electrical distribution facilities.
  - d. The official designation of all public and/or private roadways must have approval of the GID/E911 Addressing Staff.
  - e. Hydric soils exist on the property. The property owner is responsible for identifying wetlands on the property and submitting the information as part of the platting process.
2. Grading and Drainage Plan approval is required prior to development, and a Storm Water Management charge shall apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for areas of the Property that do not drain to a privately constructed detention facility that has been approved by the City to serve this Property.
3. Pedestrian Facilities are required at the Owner's expense along the entire frontage of the property abutting West Circle Drive. Specific obligations are addressed in the Development Agreement.
4. Dedication of parkland shall be met via: cash in lieu of land, as recommended by the

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City Park & Recreation Department in the attached memo, dated September 15, 2003.

5. **Supplementary Address Signage** and the incurred costs may be required to eliminate complicated or confusing addressing situations. The signage must be coordinated with the GIS/E911 Addressing Staff in cooperation with the Rochester Fire Department. If supplementary address signage will be determined at the time of address review.
6. Any conditions of approval, which previously applied to approval of this GDP, still apply to the GDP.

Land Subdivision Permit (Preliminary Plat) #03-32 by LBJ Development to be known as Tyrol Hills Second Subdivision. The Plat proposes to subdivide 13.29 acres of land into 10 lots for residential development and 1 outlot. The plat also proposes right-of-way dedication for public roadways. The property is located east of the East Frontage Road for TH 63, north of Woodbine Street SE and south of Ziegler.

Mr. Brent Svenby presented the staff report, dated October 2, 2003, to the Commission. The staff report is on file at the Rochester-Olmsted Planning Department.

Mr. Burke asked where the lift station would be located.

The applicant's representative, Scott Blow of Yaggy Colby Associates (717 Third Avenue SE, Rochester MN 55904), addressed the Commission. He stated that the location of lift station would be east of the cul-de-sac.

Discussion ensued regarding where the boundaries are located for Outlot A.

Mr. Blow stated that the applicant is in agreement with the staff-recommended conditions.

**With no one else wishing to be heard, Mr. Quinn closed the public hearing.**

A person from the audience asked to speak before the Commission.

**Mr. Quinn reopened the public hearing.**

Mr. Jack Roeder, of 55 Woodbine Street SE, Rochester MN 55904, addressed the Commission. The property in question abuts the west side of his property. He asked what "Outlot A" was. He asked if it was for drainage.

Mr. Svenby explained that it is where their stormwater detention pond would be located.

Mr. Roeder asked if it would drain the entire development.

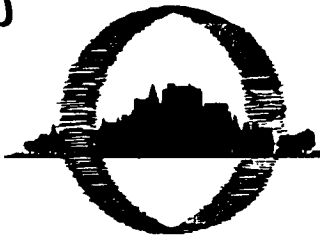
Mr. Svenby responded that it would drain a portion of Tyrol Hill First Subdivision as well as this subdivision (Tyrol Hills Second Subdivision).

Discussion ensued regarding what part of the subdivision has been previously platted and what is being considered.

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**ROCHESTER-OLMSTED PLANNING DEPARTMENT**

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744



COUNTY OF

*Olmsted*

[www.olmstedcounty.com/planning](http://www.olmstedcounty.com/planning)



**TO: City Planning and Zoning Commission**

**FROM: Theresa Fogarty, Planner**

**DATE: October 2, 2003**

**RE: Amendment to General Development Plan #140 known as Fairway Ridge by Silvercrest Properties. The Applicant is proposing to amend the approved GDP by changing the type of uses on the property. The current approved plan identifies two apartment buildings on the property. The proposed amendment is to develop only one apartment building and 20 townhome dwellings on the property. The property is located along the east side of West Circle Drive, south of Country Club Road (County Road 34) north of the FoxCrott Development.**

**Planning Department Review:**

<b>Applicant/Owner:</b>	Silvercrest Properties 3601 Park Center Boulevard, Suite 210 St. Louis Park, MN 55416
<b>Consultants:</b>	McGhie & Betts, Inc. 1648 3rd Avenue SE Rochester, MN 55904
<b>Size and Location:</b>	The property is located along the east of West Circle Drive, south of Country Club Road (County Road 34) and north of the FoxCrott Development.
<b>Existing Land Use:</b>	The site is presently undeveloped.
<b>Proposed Use:</b>	The Plan proposes to develop one apartment building and 20 townhome dwellings.
<b>Land Use Plan:</b>	The Rochester Urban Service Area Land Use Plan designates this property as suitable for "medium density residential" types of development.
<b>Zoning:</b>	The property is currently zoned R-3 (Medium Density Residential) district.





**Roadways:**

Access to the property would be from West Circle Drive, which is designated as an "upgrade expressway".

A Traffic Analysis was complete for Fairway Ridge GDP in 1999. It has been determined that the proposed amendment will have no detrimental affect in terms of Level of Service (LOS) and V/C ration. However, the conditions of approval from the previous GDP to provide two way left turn lane and northbound right turn lanes stay in effect.

As a result of construction of the northbound right turn land to the site on the east side of CSAH 22, the existing bicycle path needs to be shifted as shown on the submitted amended GDP.

Access and utility permits have been approved from Olmsted County Public Works Department.

The official designation of all public and/or private roadways must have approval of the GIS/E911 Addressing staff.

Supplementary Address Signage and the incurred costs may be required to eliminate complicated or confusing addressing situations. This signage must be coordinated with the GIS/E911 Addressing Staff in cooperation with the Rochester Fire Department. If required, this signage will be determined at the time of address review.

Dedication of controlled access will be required along the entire frontage of West Circle Drive.

Adequate fire department access has not been provided to the rear of the proposed structure, the Rochester Fire Department will require the installation of standpipes in the building as an alternative to the required rear access in accordance with the last development review.

Adequate fire department turn-around shall be provided on the west end of the parking lot to the north of the apartment building. Dead-ends greater than 150 feet shall be provided with an approved area for turning around fire apparatus.

**Sidewalks:**

In accordance with current City policy, Pedestrian Facilities are required at the Owner's expense along the entire frontage of the property abutting West Circle Drive. Specific obligations will be addressed in the Development Agreement.

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Amended GDP #140  
Fairway Ridge  
October 2, 2003

**Drainage:**

Grading and Drainage Plan approval is required prior to development and a Stormwater Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a privately constructed detention facility that has been approved by the City to serve this Property.

The proposed pond shall be platted as a separate Outlot and the Owner shall execute an Ownership & Maintenance Agreement for the pond prior to development and/or Final Plat submittal.

**Wetlands:**

Minnesota Statutes now requires that all developments be reviewed for the presence of wetlands or hydric soils. Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.

**Public Utilities:**

Additional utility easements shall be needed for electrical distribution facilities.

Separate utility services are required to be provided to each dwelling unit. The utility are not permitted to encroach onto or through the adjacent lots.

Specific routing and extension of utilities to serve the Property will be addressed through the platting process and plan review. The City may need to secure the easement for public utilities.

**Parkland Dedication:**

Parkland Dedication requirements for the proposed development are estimated to be 1.8 acres and should be in the form of cash in lieu of land with payment due prior to recordation of the final plat.

**Referral Comments:**

1. Rochester Public Works Department
2. Rochester Park & Recreation Department
3. Planning Department – GIS staff
4. Olmsted County Public Works Department
5. Rochester Public Utilities Department
6. Planning Department – Wetlands LGU staff
7. Planning Department – Transportation staff
8. Rochester Building Safety Department
9. Rochester Fire Department

**Report Attachments:**

1. Copy of General Development Plan
2. Location Map
3. Referral Comments (9)

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### **Summary:**

The Applicant is proposing to amend the approved GDP by changing the type of uses on the property. The current approved plan identifies two apartment buildings on the property. The proposed amendment is to develop only one apartment building and 20 townhome dwellings on the property.

### **Staff Suggested Findings and Recommendation:**

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the criteria for approval of a general development plan (see attached section from the newly adopted regulations, which became effective May 15, 1999.

- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

***Land uses within the amended GDP would be consistent with the "medium density residential" land use designation for the property.***

- Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

***The lot sizes proposed are consistent with the R-3 zoning district.***

***A Traffic Analysis was completed for this development area in 1999. It has been determined that the proposed amendment will have no detrimental affect in terms of Level of Service and V/C ratio. However, the conditions of approval for the previous GDP remain in effect by providing two-way left turn lanes and a northbound right turn lane. As an result of the construction of the northbound right turn lane to the site on the east side of CSAH 22, the existing bicycle path shall be shifted as shown on the submitted amended GDP.***

- Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

***Multi-family and townhouse housing is consistent with the adopted Land Use Plan and is also consistent with the Housing Plan standards for the physical and social environments of residential neighborhoods.***

- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

*Access to the property would be from West Circle Drive, which is designated as an "upgrade expressway".*

***A Traffic Analysis was completed for this development area in 1999. It has been determined that the proposed amendment will have no detrimental affect in terms of Level of Service and V/C ratio. However, the conditions of approval for the previous GDP remain in effect by providing two-way left turn lanes and a northbound right turn lane. As an result of the construction of the northbound right turn lane to the site on the east side of CSAH 22, the existing bicycle path shall be shifted as shown on the submitted amended GDP.***

Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

***A Traffic Analysis was completed for this development area in 1999. It has been determined that the proposed amendment will have no detrimental affect in terms of Level of Service and V/C ratio. However, the conditions of approval for the previous GDP remain in effect by providing two-way left turn lanes and a northbound right turn lane. As an result of the construction of the northbound right turn lane to the site on the east side of CSAH 22, the existing bicycle path shall be shifted as shown on the submitted amended GDP.***

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

***Specific routing and extension of utilities to serve this property will be addressed through the platting process and plan review. Additional utility easements will be needed for electrical distribution facilities.***

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3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

***In accordance with current City policy, Pedestrian Facilities are required at the Owner's expense along the entire frontage of the property abutting West Circle Drive. Specific obligations will be addressed in the Development Agreement.***

***A Stormwater Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a privately constructed detention facility that has been approved by the City to serve this Property.***

- Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

***A Stormwater Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a privately constructed detention facility that has been approved by the City to serve this Property.***

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

***The amended GDP is consistent with the subdivision design standards for multi-residential housing.***

***Detailed site design will be reviewed at the time the development is reviewed, through the Site Development Plan process and/or the Performance Residential Development process.***

### **Recommendation:**

***Staff recommends the following conditions or modifications to assure compliance with the Rochester Zoning Ordinance and Land Development Manual and applicable criteria:***

1. ***At the time of platting:***
  - a. ***Dedication of Controlled Access shall be required along the entire frontage of West Circle Drive.***
  - b. ***The proposed pond shall be platted as a separate Outlot and the Owner shall execute an Ownership & Maintenance Agreement for the pond prior to development and/or Final Plat submittal.***

- /

- ***Adequate fire department access has not been provided to the rear of the proposed structure. The Rochester Fire Department will still require the installation of standpipes in the building as an alternative to the required rear access in accordance with the last development review.***
- ***Adequate fire department turn-around shall be provided on the west end of the parking lot to the north of the apartment building. Dead-ends greater than 150 feet shall be provided with an approved area for turning around fire apparatus.***
- ***Separate utility services are required to be provided to each dwelling unit. The utilities are not permitted to encroach onto or through the adjacent lots.***
- ***The dwelling units are required to be separated with fire resistive rated wall assemblies in accordance with 2000 IRC, Section 321.12.***
- ***The fire resistive rating of exterior walls and projections from such walls, with a fire separation distance of less than three feet is required to comply with IRC Section 302.1.***
- ***The proposed apartment building shown on the property shall be required to meet the requirements of the IBC.***

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# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 9/26/03

The Department of Public Works has reviewed the application to **AMEND General Development Plan #140** for the proposed Fairway Ridge development. The following are Public Works comments on this request:

1. Prior to Final Plat submittal, and/or development, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, substandard street reconstruction / TID charges, stormwater management, park dedication, traffic improvements, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
2. Grading & Drainage Plan approval is required prior to development, and a Stormwater Management charge will apply for the benefit of participation in the City's Storm Water Management Plan (SWMP) for all areas of the Property that do not drain to a privately constructed detention facility that has been approved by the City to serve this Property.
3. Pedestrian facilities are required at the Owner's expense along the entire frontage of the Property abutting West Circle Dr. Specific obligations will be addressed in the Development Agreement.
4. Dedication of Controlled access will be required along the entire frontage of West Circle Dr.
5. The proposed pond should be platted as a separate Outlot and the Owner shall execute an Ownership & Maintenance Agreement for the pond prior to development, and/or Final Plat submittal.
6. Execution of a City-Owner Contract will be required prior to construction of each phase of development, for all public infrastructure to serve this property.
7. Specific routing and extension of utilities to serve the Property will be addressed through the platting process and plan review. The City may need to secure the easement for public utilities.

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# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

Charges/fees applicable to the development of this property will be addressed in the Development Agreement and City-Owner Contract(s) for the Property and include:

- ❖ Sewer Availability Charge (SAC) @ \$1851.12 per developable acre [ minus 1.0 acre previously paid]
- ❖ Water Availability Charge (WAC) @ \$1851.12 per developable acre
- ❖ Utility Extension / Connection Charges, unless Sanitary Sewer & Watermain are extended to serve this Property by the Owner, as a City-Owner Contract, at the Owner's own expense.
- ❖ Substandard Street Reconstruction / Transportation Improvement District Charges – To Be Determined in the Development Agreement
- ❖ Storm Water Management – To Be Determined at the time of Grading Plan approval for the applicable Land Use Factor of the Property, for areas that do not drain to a privately constructed on-site detention facility.
- ❖ Street Signs, as determined by the City Engineer



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# ROCHESTER PARK AND RECREATION DEPARTMENT

## MEMORANDUM

**DATE:** September 15, 2003

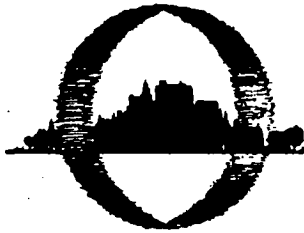
**TO:** Jennifer Garness  
Planning

**SUBJECT:** Fairway Ridge  
GDP #140

Parkland dedication for the proposed development is estimated to be 1.8 acres and should be in the form of cash in lieu of land with payment due prior to recordation of the final plat.

SEP 25

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COUNTY OF  
*Olmsted*



Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

## GENERAL DEVELOPMENT PLAN

### REFERRAL RESPONSE

**DATE:** September 23, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:**

**RE: FAIRWAY RIDGE  
GENERAL DEVELOPMENT PLAN # 140**

A review of the GDP has turned up the following **ROADWAY** or **ADDRESS** related issues:

- 1. The official designation of all public and/or private roadways must have approval of the GIS/E911 Addressing Staff.***
- 2. Supplementary Address Signage and the incurred costs may be required to eliminate complicated or confusing addressing situations. This signage must be coordinated with the GIS/ E-911 Addressing Staff in cooperation with the Rochester Fire Department. If required, this signage will be determined at the time of address review.***

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PUBLIC WORKS DEPARTMENT  
2122 CAMPUS DR SE - SUITE 200  
ROCHESTER MN 55904-4744  
www.olmstedpublicworks.com  
507.285.8231

September 15, 2003

Jennifer Garness  
Planning Department

Dear Jennifer:

The Public Works Department has reviewed Amendment to General Development Plan #140 (Fairway Ridge by Silvercrest Properties) and has the following comment:

- ***Access and utility permits have been approved from Olmsted County Public Works Department.***

Sincerely,

Michael Sheehan  
County Engineer

MS/ts



T:\PW\DATA\ENG\INDOC\PLANZONE.DOC

AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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we pledge. we deliver

DATE: September 23, 2003

TO: Jennifer Garness, Planning Dept.  
Rochester-Olmsted Planning Dept.

FROM: Michael J. Engle, Supv. of Distribution Design  
Rochester Public Utilities  
280-1579

SUBJECT: Amendment to General Development Plan #140 known as Fairway Ridge by Silvercrest Properties. The applicant is proposing to amend the approved GDP by changing the type of uses on the property. The current approved plan identifies two apartment buildings on the property. The proposed amendment is to development only one apartment building and 20 townhome dwellings on the property. The property is located along the east side of West Circle Drive, south of Country Club Road (County Road 34) and north of the FoxCrest Development.

RPU's Operations Division review of the above-referenced amendment to general development plan is complete and our comments follow:

1. Additional utility easements will be needed for electrical distribution facilities.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael J. Engle', written in a cursive style.

la  
c. Silvercrest Properties  
McGhie & Betts, Inc.

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## WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: GDP #140, Fairway Ridge

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☒ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☒ Other or Explanation:

TRANSPORTATION STAFF  
DEVELOPMENT APPLICATIONS REVIEW DATABASE - 2003

Jurisdiction	Application	Comments
<p>* City</p>	<p>Amendments to GDP # 140 Fairway Ridge</p>	<ul style="list-style-type: none"> <li>Rezoning Traffic Analysis was done for Fairway Woods in 1999. As part of the analysis, Level of Service and Capacity Analysis were performed for 220 units mid-rise apartment building. For the purpose of that analysis it was estimated that the proposed development will generate 95 trips during the P.M peak hour (58% entering and 42% existing).</li> <li>The applicant is proposing to amend the approved GDP # 140 by changing the type of use on the property. Instead of two apartment buildings (total of 220 units), the applicant wants to develop 52 units in one of the apartment building and 20 townhomes on the site.</li> <li>In terms of trip generation, distribution and traffic assignment, the revised GDP will result in minor adjustments. Approximately 40 hour P.M peak hour trips will be generated by the proposed development.</li> <li>It is our determination that the proposed amendments have no detrimental affect in terms of Level of Service (LOS) and V/C ratio. However, the conditions of approval of the previous GDP to provide two way left turn lane and northbound right turn lane stays the same because of our safety concerns with having left turning traffic in a heavily traveled and higher speed through lane if no center left turn lane is provided</li> <li>As a result of construction of the northbound right turn lane to the site on the east side of CSAH 22, the existing bicycle path needs to be shifted as shown in the submitted amended GDP.</li> </ul>
<p>AUGUST 2003</p>		
<p>City</p>	<p>GDP # 215 Leitzel West River Parkway</p>	<ul style="list-style-type: none"> <li>The Long Range Thoroughfare Plan identifies West River Parkway as an Arterial Street. Currently, the ROW of West River Parkway along the site is 80'.</li> <li>Long Range Bicycle Plan shows two bike paths, one going through the site on the west bank of Zumbro River and other runs along the east side of West River Pkwy.</li> <li>Average daily traffic on 37<sup>th</sup> Street is 18,500 and projected to be 30,000 in 2025, between West and East River Pkwy</li> <li>Average daily traffic on West River Pkwy between 9<sup>th</sup> Ave and 3<sup>rd</sup> Ave is 8000 and projected to be 13,800 in 2025.</li> <li>3<sup>rd</sup> Ave is on the west side of the site and designated as commercial/ industrial limited local road. Currently, 3<sup>rd</sup> Avenue has less width than required for a local street. Design standards for such local street requires ROW of 56' with Roadway width of 32'. It is our determination that 3<sup>rd</sup> Ave along the site requires dedication of right of way as per the City Roadway Standards at the time of site planning.</li> <li>The GDP shows two access points, one from West River Pkwy and other from 3<sup>rd</sup> Ave. Both access points may require turning lanes depending upon the intensity of land use.</li> <li>Traffic review may need to be provided at the time of site plan submittal. The development may require left turning lane on West River Pkwy and 3<sup>rd</sup> Ave depending upon the type of Land Uses. The length of left turning lane may be determined once specific</li> </ul>

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**Rochester Building  
Safety Department**

# Memo

**To:** Jennifer Garness, Planning Department

**From:** Kenneth Heppelmann

**CC:** Mark Sparks, Electrical Inspector  
Gary Schick, Plumbing Inspector  
Silvercrest Properties  
McGhie & Betts, Inc

**Date:** September 19, 2003

**Re:** Amendment to General Development Plan #140 known as Fairway Ridge by Silvercrest Properties.

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The above referenced development appears to indicate new construction that is regulated under the Building Code and will require building permits. Complete plans and specifications are required to be submitted for a building permits prior to construction.

The proposed construction appears to consist of attached single-family dwellings (townhomes) on separate lots with property lines between the units. Please verify the following items:

- Separate utility services (i.e. sewer, water, gas, electric, etc.) are required to be provided to each dwelling unit. The utilities are not permitted to encroach onto or through the adjacent lots.
- The dwelling units are required to be separated with fire resistive rated wall assemblies in accordance with the 2000 IRC, Section 321.2.
- The fire resistive rating of exterior walls, and projections from such walls, with a fire separation distance of less than three feet is required to comply with IRC Section 302.1.

The proposed apartment building shown on the property will be required to meet the requirements of the IBC.

Please let me know if you have any questions or concerns.

Thank you

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*The hand to reach for...*  
**DAVID A. KAPLER**  
Fire Chief

DATE: September 26, 2003

TO: Jennifer Garness, Planning

FROM: R. Vance Swisher, Fire Protection Specialist

SUBJ: Amendment to General Development Plan #140 known as Fairway Ridge by Silvercrest Properties. The applicant is proposing to amend the approved GDP by changing the type of uses on the property.

With regard to the above noted project plan, the fire department has the following requirements:

1. Adequate fire department access has not been provided to the rear of the proposed structure. Since the elevation changes to the rear of the proposed structure will not allow the installation of fire department access, the Rochester Fire Department will still require the installation of standpipes in the building as an alternative to the required rear access in accordance with the last development review
2. An adequate fire department turn around shall be provide on the west end of the parking lot to the north of the apartment building. Dead-ends greater than 150 feet shall be provided with an approved area for turning around fire apparatus. RFC 503.2.5
3. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
  - a) Streets less than 36 feet in width shall be posted "No Parking" on one side of the street. Streets less than 28 feet in width shall be posed "No Parking" on both sides of the street.
  - b) Cul-de-sacs less than 96 feet in diameter shall be posted "No Parking".

c: Donn Richardson, RPU, Water Division  
Mark Baker, Rochester Public Works  
Silvercrest Properties  
McGhie & Betts, Inc.